



REQUEST FOR ECONOMIC DEVELOPMENT AUTHORITY ACTION

Date: 09/19/2022

Item No.: 5b

Department Approval

Executive Director Approval

Janice Gundlach

Item Description: Consideration of resolutions supporting applications for various grant funds

1
2 **BACKGROUND**

3 Roseville Economic Development Authority (REDA) staff intend to apply for grant funds from two
4 different entities for two different projects, as described below. Resolutions of support are a necessary
5 application submittal.

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7 ***2690 Prior Avenue (known as the PIK property)***

8 Ryan Companies has been working with staff on a redevelopment concept for the 13 acre PIK property,
9 located at 2690 Prior Avenue. The concept consists of a job-generating use that would comply with the
10 Zoning Code. The property has over \$2.5 million of environmental remediation that has been identified and
11 multiple funding sources will likely be necessary in order to realize redevelopment. REDA staff is looking
12 to make an application for Ramsey County Environmental Response Funds (ERF) to assist with a portion of
13 the clean-up costs. These funds are only available to apply for twice a year, in the spring and fall. Ryan
14 Companies is still working with the property owner to secure site control. REDA staff would only make the
15 application if/when Ryan Companies has finalized the representation agreement with the owner, PIK
16 Terminal CO. Limited Partnership.

17
18 ***Roseville EDA Community Land Trust Program with Twin Cities Habitat for Humanity***

19 The REDA entered into a partnership with Twin Cities Habitat for Humanity (TCHFH) to provide first time
20 affordable homeownership through a Community Land Trust (CLT) on November 8, 2021. TCHFH has
21 acquired five homes and has purchase agreements in place for two more homes that need rehabilitation. All
22 homes require environmental assessments to identify asbestos and lead-based paint that needs remediation
23 or encapsulation. In addition, some of the homes need rehabilitation to support a family. These
24 environmental and rehabilitation needs bring added cost. As such, REDA staff is looking to apply for grant
25 funding through the Metropolitan Council’s Local Housing Incentives Account (LHIA) Affordable
26 Homeownership Pilot. This program is new and applications are due the end of October 2022.

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28 **STAFF RECOMMENDATION**

29 Staff is providing the following items for the REDA to consider:

- 30 1. Adopt a Resolution of support to apply for Ramsey County ERF grant funds to assist with
31 environmental remediation at 2690 Prior Avenue (PIK site).
32 2. Adopt a Resolution of support to apply to Metropolitan Council’s LHIA Affordable
33 Homeownership Pilot program to assist the CLT program.

36 **REQUESTED REDA ACTION**

37 By two separate motions staff is requesting the REDA to consider:

- 38 1. Adopt a Resolution of support to apply for Ramsey County ERF grant funds to assist with the
39 environmental remediation at 2690 Prior Avenue (PIK site).
40 2. Adopt a Resolution of support to apply to Metropolitan Council's LHIA Affordable
41 Homeownership Pilot program to assist the CLT program.
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43 Prepared by: Jeanne Kelsey, Housing and Economic Development Program Manager, 651-792-7086

Attachment A: Resolution of support for Ramsey County ERF

B: Resolution of support for Metropolitan Council's LHIA Affordable Homeownership Pilot program

**EXTRACT OF MINUTES OF MEETING OF THE
ROSEVILLE ECONOMIC DEVELOPMENT AUTHORITY**

* * * * *

Pursuant to due call and notice thereof, a regular meeting of the Board of Commissioners (the “Board”) of the Roseville Economic Development Authority (the “Authority”) was duly held on the 19th day of September, 2022, at 6:00 p.m.

The following members were present:

and the following were absent:

Commissioner _____ introduced the following resolution and moved its adoption:

Resolution No. XX

**RESOLUTION IN SUPPORT OF APPLICATION FOR RAMSEY COUNTY
ENVIRONMENTAL RESPONSE GRANT FUNDS FOR PIK PROPERTIES 2690 PRIOR
AVENUE NORTH**

WHEREAS the Roseville Economic Development Authority (the “Authority”) is eligible to apply for an Environmental Response Fund (“ERF”) grant from Ramsey County (the “County”) for eligible projects; and

WHEREAS only a limited amount of grant funding is available through the ERF during each funding cycle, and the County has determined that it is appropriate to allocate such funds only to eligible projects where the funds assist with environmental cleanup that meets ERF priorities; and

WHEREAS the Authority understands that grants funded through the ERF are intended to fund a portion of the costs of environmental cleanup of brownfield properties; and

WHEREAS the Authority is requesting ERF grant assistance in connection with its redevelopment of 2690 Prior Avenue North, vacant trucking terminal into light assembly office (the “Project”) within the City of Roseville, and the Authority has determined that the Project meets the purposes and criteria of the ERF; and

WHEREAS the Authority has the institutional, managerial and financial capability to ensure adequate administration of the Project; and

WHEREAS the Authority agrees that if it receives ERF grant assistance for the Project, it will comply with all applicable laws and regulations as provided in the ERF grant agreement in its administration of the ERF grant; and

WHEREAS the Authority agrees to act as legal sponsor for the Project described in the ERF grant application to be submitted on or before November 1, 2022.

NOW THEREFORE BE IT RESOLVED THAT the Roseville Economic Development Authority:

1. Supports the request for an ERF grant through the County to finance a portion of the costs associated with environmental remediation of the proposed Project.
2. Authorizes the Executive director or their designee to execute and submit an ERF grant application along with any related required documents and forms related to such application related to the Project as described herein.

Adopted by the Board of the Authority this 19th day of September, 2022.

Certificate

I, the undersigned, being duly appointed Executive Director of the Roseville Economic Development Authority, Minnesota, hereby certify that I have carefully compared the attached and foregoing resolution with the original thereof on file in my office and further certify that the same is a full, true, and complete copy of a resolution which was duly adopted by the Board of Commissioners of said Authority at a duly called and regularly held meeting thereof on September 19, 2022.

I further certify that Commissioner _____ introduced said resolution and moved its adoption, which motion was duly seconded by Commissioner _____, and that upon roll call vote being taken thereon, the following Commissioners voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Witness my hand as the Executive Director of the Authority this ____ day of September, 2022

Executive Director, Patrick Trudgeon
Roseville Economic Development Authority

**EXTRACT OF MINUTES OF MEETING OF THE
ROSEVILLE ECONOMIC DEVELOPMENT AUTHORITY**

* * * * *

Pursuant to due call and notice thereof, a regular meeting of the Board of Commissioners (the “Board”) of the Roseville Economic Development Authority (the “Authority”) was duly held on the 19th day of September, 2022, at 6:00 p.m.

The following members were present:

and the following were absent:

Commissioner _____ introduced the following resolution and moved its adoption:

Resolution No.

**RESOLUTION IDENTIFYING THE NEED FOR LOCAL HOUSING INCENTIVE
ACCOUNT AFFORDABLE HOMEOWNERSHIP PILOT FUNDING AND
AUTHORIZING APPLICATION FOR GRANT FUNDS**

WHEREAS the Roseville EDA is eligible to apply for Local Housing Incentive Account (LHIA) Affordable Homeownership Pilot Funding on behalf of cities participating in the Livable Communities Act’s Housing Incentives Program for 2022 as determined by the Metropolitan Council; and

WHEREAS the Roseville EDA has identified proposed projects within the City of Roseville that meet the LHIA Affordable Homeownership Pilot Funding purposes and criteria and are consistent with and promote the purposes of the Metropolitan Livable Communities Act and the policies of the Metropolitan Council’s adopted metropolitan development guide; and

WHEREAS the Roseville EDA has adopted Guidelines for Allocation of REDA Funds For Community Land Trust Properties on November 11, 2021 and amended on January 24, 2022 (the “Land Trust Program”) to support the rehabilitation and new construction of single family homes to provide affordable single family homes throughout the City of Roseville; and

WHEREAS, the Roseville EDA plans to use the LHIA Affordable Homeownership Pilot Funding grant to support its Land Trust Program (the “Project”); and

WHEREAS the Roseville EDA has the institutional, managerial and financial capability to ensure adequate project administration; and

WHEREAS the Roseville EDA certifies that it will comply with all applicable laws and regulations as stated in the grant agreement; and

45 WHEREAS the Roseville EDA agrees to act as legal sponsor for the Project if grant
46 application to be submitted on or before October 28, 2022 is approved; and
47

48 WHEREAS the Roseville EDA Authority acknowledges LHIA Affordable
49 Homeownership Pilot Funding grants are intended to fund projects or project components that
50 can serve as models, examples or prototypes for rehabilitation and new construction of homes for
51 affordable homeownership elsewhere in the region, and therefore represents that the proposed
52 projects or key components of the proposed projects can be replicated in other metropolitan-area
53 communities; and
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55 WHEREAS only a limited amount of grant funding is available through the Metropolitan
56 Council's LHIA Affordable Homeownership Pilot Funding during each funding cycle and the
57 Metropolitan Council has determined it is appropriate to allocate those scarce grant funds only to
58 eligible projects that would not occur without the availability of LHIA Affordable
59 Homeownership Pilot Funding.
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61 NOW, THEREFORE, BE IT RESOLVED, that the Roseville Economic Development
62 Authority:

- 63
- 64 1. Expresses its support for participation in the LHIA Affordable Homeownership Pilot
65 Funding program;
 - 66 2. Authorizes its Executive Director to submit an application as described herein, along with
67 any related required documents and forms related to such application for Metropolitan
68 Council LHIA Affordable Homeownership Pilot grant funds; and
 - 69 3. Authorizes the Executive Director, if such funds are received, to execute such agreements
70 to accept such funding as required by the Metropolitan Council, including but not limited
71 to the Acknowledgement of Receptivity of a Metropolitan Council LCA Funding Award.
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73 Adopted by the Board of the Authority this 19th day of September, 2022.
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Certificate

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I, the undersigned, being duly appointed Executive Director of the Roseville Economic Development Authority, hereby certify that I have carefully compared the attached and foregoing resolution with the original thereof on file in my office and further certify that the same is a full, true, and complete copy of a resolution which was duly adopted by the Board of Commissioners of said Authority at a duly called and regularly held meeting thereof on September 19, 2022.

I further certify that Commissioner _____ introduced said resolution and moved its adoption, which motion was duly seconded by Commissioner _____, and that upon roll call vote being taken thereon, the following Commissioners voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Witness my hand as the Executive Director of the Authority this ___ day of September, 2022

Executive Director
Roseville Economic Development Authority